

**ORDINANCE NO. 20080410-068**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 14107 AND 14109 PANORAMA DRIVE AND CHANGING THE ZONING MAP FROM DEVELOPMENT RESERVE (DR) DISTRICT TO SINGLE FAMILY RESIDENCE LARGE LOT-CONDITIONAL OVERLAY (SF-1-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from development reserve (DR) district to single family residence large lot-conditional overlay (SF-1-CO) combining district on the property described in Zoning Case No. C14-2008-0015, on file at the Neighborhood Planning and Zoning Department, as follows:

A 23.94 acre tract of land, more or less, out of the Wayman F. Wells Survey 519, Abstract No. 827, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 14107 and 14109 Panorama Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 100 trips per day.
- B. The maximum density is three single family dwelling units.
- C. The maximum density is one single family dwelling unit per 7.98 acres.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the single family residence large lot (SF-1) base district, and other applicable requirements of the City Code.



**EXHIBIT A**

**23.94 ACRES**

**Wayman F. Wells Survey 519, Abstract Number 827  
Travis County, Texas, December, 2004**

DESCRIPTION OF 23.94 ACRES OF LAND IN THE WAYMAN F. WELLS SURVEY 519, ABSTRACT NUMBER 827, TRAVIS COUNTY, TEXAS AND OUT OF A PORTION OF A THE TRACT OF LAND DESCRIBED IN DOCUMENTS NUMBER 2001019558 AND 2001019559 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 23.94 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON SAID THE WESTERLY BOUNDARY LINE OF COMANCHE TRAIL NO. 3, A SUBDIVISION OF RECORD IN VOLUME 7, PAGE 61 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS:

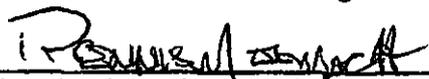
**BEGINNING** at a ½-inch iron rod found in a southwesterly line of a tract of land owned and occupied by the Lower Colorado River Authority for the northerly common corner of a Lot 79 of said Comanche Trail No. 3 and the eastern most corner of the herein described tract;

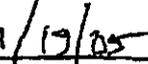
**THENCE**, South 28°53'00" West, passing at a distance of 209.78 feet a ½-inch iron rod found in the cul-de-sac right-of-way of Panorama Drive, a variable width right-of-way, of record in said Volume 7, Page 61, continuing for a total distance of 1,493.60 feet to a ½-inch iron rod found in the westerly boundary line of Lot 64 of Comanche Trail No. 2, a subdivision of record in Volume 6, Page 55 of the Plat Records of Travis County, Texas for the easterly common corner of a called 189.375 acre tract of land dedicated to Travis County in Volume 10084, Page 422 of the Real Property Records of Travis County, Texas and the herein described tract;

**THENCE**, with the common dividing line of said 189.375 acres of land and the herein described tract the following two (2) courses and distances;

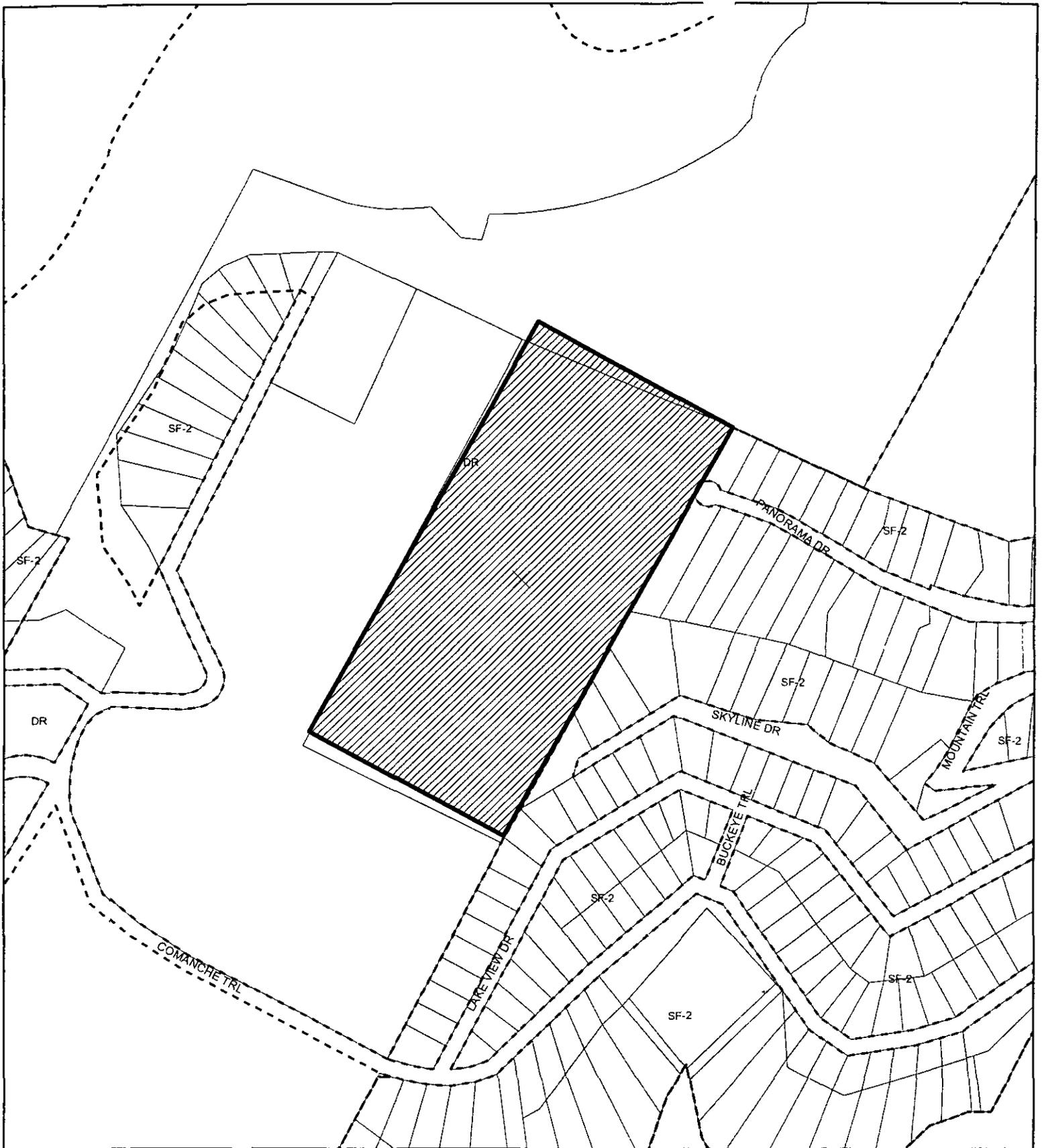
1. North 61°14'29" West, 696.50 feet to a ½-inch iron rod found for the westerly corner of the herein described tract;
2. North 28°45'37" East, 1,493.72 feet to a ½-inch iron rod found in a southerly line of said Lower Colorado River Authority tract for the northerly common corner of said 189.375 acre tract and the herein described tract;

**THENCE**, with the common dividing line of said Lower Colorado River Authority tract and the herein described tract, South 61°13'51" East, 699.71 feet to the **POINT OF BEGINNING** and containing a computed area of 23.94 acres land.

  
Dennis Meenach, R.P.L.S. No. 4335

  
Date





ZONING EXHIBIT B



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE# C14-2008-0015  
 ADDRESS. 14107 & 14109 PANORAMA DR  
 SUBJECT AREA 23.94 ACRES  
 GRID. B35  
 MANAGER S. SIRWAITIS 10107690



OPERATOR S. MEEKS

1" = 400'

This map has been produced by GIS Services for the sole purpose of geographic reference  
 No warranty is made by the City of Austin regarding specific accuracy or completeness